

July 31, 2020

Re: Palmeraie Phase II -City of Scottsdale Comment Response Letter
Re: 7-ZN-2016#2
Key Code: 95T74
CVL Project No.: 1.01.0268924

The following is a summary and response to the comments provided as a part of the 1st review for the above referenced project:

DRAINAGE

11. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following:
- a. The Engineer must remove/eliminate the “DRAINAGE AREA LIMITS” from the Preliminary Grading & Drainage (G&D) Plan. A Civil G&D Plan must not show any sub-watershed boundaries on it. (DSPM, Sec.1 & Sec. 4)

Response: Drainage area limits have been eliminated.

- b. The Engineer must turn on all existing/surveyed 1.0-foot contours as well as all 1.0-foot proposed contours on the Preliminary G&D Plan. The Engineer must label all existing and proposed contours and darken every 5th contour line. Use different line types for existing and proposed contours if needed. There should be adequate number of finished grade spot elevations and flow direction arrows throughout the plans so that the onsite drainage pattern is understandable. (DSPM, Sec. 4)

Response: Existing contours have been added. Proposed spot elevation and drainage arrows have been added to clarify proposed conditions.

- c. Only two (2) cut sheets make the G&D plan extremely crowded and it is very difficult to review and follow the onsite drainage pattern as well as the locations of storm drain networks. Use anywhere between four (4) to six (6) G&D cut sheets in the Preliminary G&D Plan so that it is easy to follow the onsite drainage

pattern as well as the locations and functionality of the storm drain networks. Label all the storm drains features (catch basins, manholes, pipes, outfalls, etc.) according to the same naming convention that is used in StormCAD. (DSPM, Sec. 4)

Response: In order to clarify the plans, unnecessary information has been eliminated from sheets in the hope that this relieves the requirement for more sheets. Pipe sizes, catch basin, out falls and manhole numbers added to plans as requested.

- d. The Engineer must show and label the jurisdictional dividing line between the Town of Paradise Valley and the City of Scottsdale on all G&D plan sheets as appropriate. (DSPM, Sec. 4)

Response: Information has been added to plans.

- e. On the Preliminary G&D Plans, the Engineer must call out/show the Q100 (s) along all those storms drain pipes which convey a $Q_{100} \geq 25$ cfs and must verify if a Drainage Easement (D.E.) is dedicated over these storm drain pipes and must label the D.E. where appropriate. (DSPM, Sec. 4-1A)

Response: Information has been added to plans.

- f. The Engineer must show/call out the existing condition Q100 (s) for all onsite sub-watersheds on PLATE 2 in the Preliminary Drainage Report. (DSPM, Sec. 4-1A)

Response: Information has been added to Plate 2.

- g. The Engineer must show the storm drain profiles for all existing and/or proposed box culverts on one of the plan sheets of the Preliminary G&D Plan. On Preliminary G&D Plan, the Engineer must also show the storm drain profiles for all proposed storm drain pipes which convey a $Q_{100} \geq 25$ cfs and over which D.E. have been dedicated. (DSPM, Sec. 4-1A)

Response: Information has been provided with construction plans for phase 1A. Please consider approval of Phase 2 with the stipulation stating that Phase 1A grading and drainage plans to comply with above requirements. SD profiles have been included in this submittal as a part of the preliminary drainage report.

- h. The Engineer must show/call out the locations, size, and invert elevations of all storm drain pipes and box culverts in sections A-A & B-B as appropriate. The

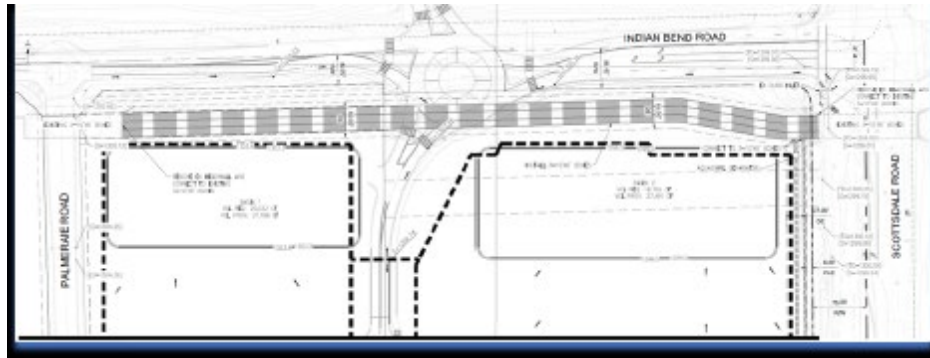
Engineer must also show the limits of the proposed D.E. in sections A-A & B-B as appropriate. The rule of establishing the limits of the proposed D.E. over a storm drain pipe or over a box culvert was explained to the Engineer in a meeting and this rule must be verified and followed when dedicating the proposed D.E. over a storm drain pipe or over a box culvert. It should be noted that more cross-sections maybe requested by the reviewer during the Improvement Plans review. (DSPM, Sec. 4-1A)

Response: SD profiles have been included in this submittal as a part of the preliminary drainage report. Limits of required drainage easements have been provided on preliminary grading plans.

- i. Cite/provide cross-reference of Appendix B in Section 6.2 of the Preliminary Drainage Report in which the “first flush” flowrate calculation by following the City of Phoenix (COP) equation has been provided. The waiver of requiring the 100-year 2-hour full storage granted by the City of Scottsdale in exchange of already paid “in-lieu” fee must also be mentioned in this section of the drainage report. (DSPM, Sec. 4-1A)

Response: Information has been provided.

- j. Construction of two temporary stormwater storage basins on the proposed project site for Palmeraie Phase II was required as a part of the proposed improvements on the project site for Palmeraie Phase I (18-DR-2018) which can be seen in the below screenshot. These temporary stormwater storage basins also appear on the Construction Documents aka Civil Improvement Plans which has just been submitted to the City (PC #1184-19). Therefore, these temporary stormwater storage basins must be shown and label as “existing temporary stormwater storage basins” on the Preliminary G&D Plan for Palmeraie Phase II as appropriate. (DSPM, Sec. 4-1A)



Response: Temporary retention basins have been reflected on plans as requested.

Should you have questions or concerns, please contact me directly at (602) 264-6831 or at bhensley@cvlci.com

Respectfully,

COE & VAN LOO
Consultants, Inc.

Nicholas Maxwell
Project Manager